

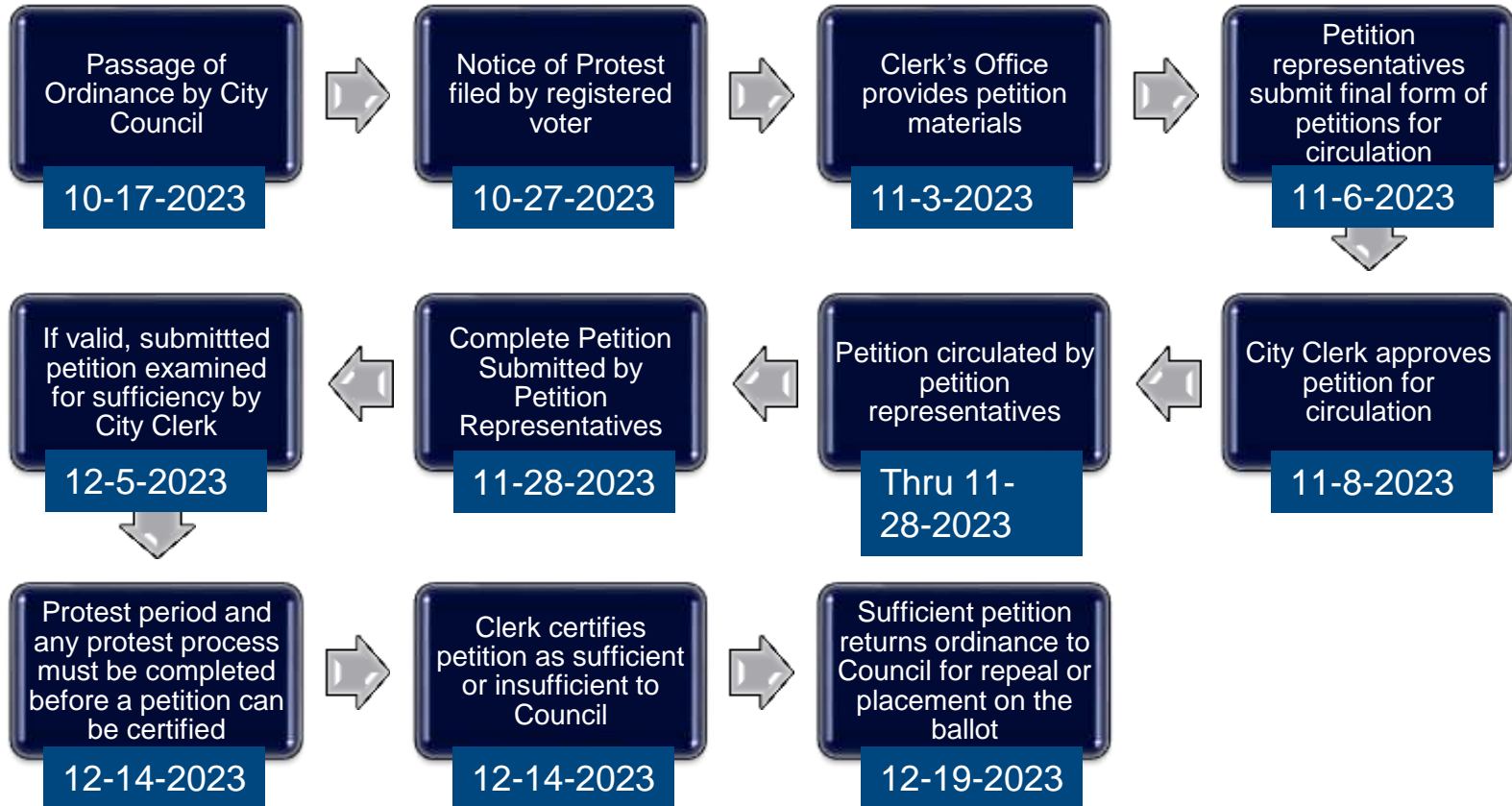


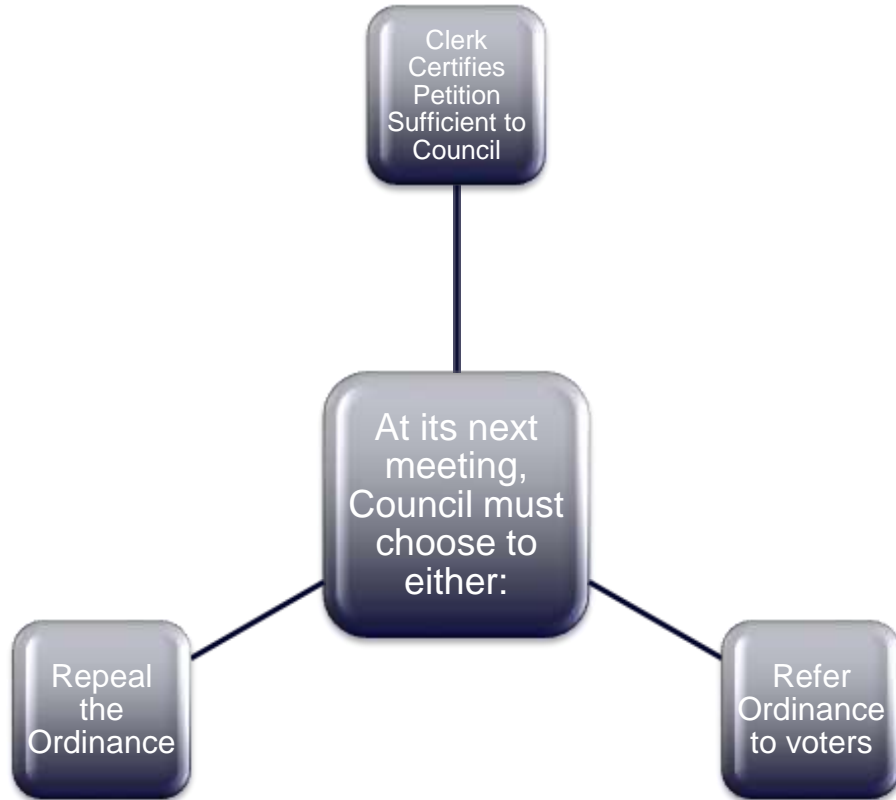
Presentation of Certified Referendum Petition

For Council Action on Ordinance No. 136, 2023

Anissa Hollingshead | City Clerk

December 19, 2023





Option 1-Repeal

- Repeal Ordinance No. 136, 2023

- *Information prepared by staff about possible revisions to the Land Use Code that could be part of a future ordinance*

Option 2-Refer to voters

- Refer Ordinance No. 136, 2023 to voters at the next regular or special election

Option 2A-Call a special election

- Council may choose to call a special election if desired
 - April 9 – May 21, 2024
 - July 30 – August 6, 2024
 - November 5, 2024



Land Use Code: Possible Revisions

Caryn Champine | Director, Planning, Development, & Transportation
Sylvia Tatman-Burruss | Senior Policy & Project Manager

December 19, 2023

Items for Council Discussion

Potential revisions for RL:

1. Remove Accessory Dwelling Unit (ADU) as a permitted housing type

Potential revisions for NCL/OT-A:

1. Remove duplex as a permitted housing type
2. Require larger minimum lot size (e.g., 12,000 sf) for an ADU
3. Increase minimum lot size for all lots (e.g., 6,000 sf)
4. Remove affordable housing incentive of additional housing types (apartment, rowhouse, cottage court)

Potential revisions for NCM/OT-B:

1. Limit number of units in multi-unit buildings to what is currently allowed (e.g., 4 units per building)
2. Decrease maximum density (e.g., 4 units per lot)
3. Require larger minimum lot size (e.g., 10,000 sf) for an ADU
4. Increase minimum lot size for all lots (e.g., 5,000 sf)
5. Remove affordable housing incentive of additional density (+1 unit)

Potential revisions for HOAs:

1. Remove language prohibiting HOAs from regulating the number and/or type of dwelling units permitted on a lot
2. Remove language prohibiting HOAs from regulating the ability to subdivide property

Other changes:

- Accessory Dwelling Units permitted in mixed-use zones and residential zones
- Increase maximum density in the LMN Zone from 9 to 12 dwelling units per acre
- The creation of building types to describe the form of permitted housing options
- Expansion of affordable housing incentives (density, height, parking) to all commercial and mixed-use zones
- Refinement of affordable housing definitions
- Permitting affordable housing development to be reviewed administratively
- Parking reductions for studio, one-, and two-bedroom units in multi-unit buildings
- Design requirements (bulk plane, façade articulation, etc.) and rear-lot requirements in Old Town Zones
- A maximum limit of 2,400 sf floor area for a single unit dwelling in Old Town Zones
- Maximum height of 28 feet for a single unit dwelling in the NCL/OT-A and NCM/OT-B
- Code reorganization & clarification of definitions/measurements
- Simplify and rename the NCL, NCM, NCB to OT-A, -B, -C
- Graphic and form-based representation of code standards (example illustrated below)

No LUC Changes To:

- Basic Development Review (BDR)
- Type 1 Review (Hearing Officer)
- Type 2 Review (Planning and Zoning Commission)
- Site Plan Advisory Review (SPAR)
- Existing 12-step review process
- Level of review required for residential development (except Affordable Housing)
- Non-residential uses
- Historic Preservation requirements
- Environmental/Natural Resources requirements
- Landscaping requirements
- Street design requirements
- Engineering requirements
- Planned Unit Development (PUD) requirements
- Addition of Permitted Use (APU) requirements
- Modification and Variance standards
- Adequate Public Facilities
- Occupancy Regulations (i.e., U+2)

Bring Land Use Code for Council Consideration on January 16, 2024

- Earliest possible date for consideration of the Land Use Code
- Would allow for Planning and Zoning Commission consideration between First and Second readings

Bring Land Use Code for Council Feedback at a Work Session in January

- Would allow for at least one Work Session ahead of potential Ordinance consideration in February
- Would allow for Planning and Zoning Commission consideration of any Land Use Code changes after the work session and ahead of First or Second reading

Pause Further Action until Council Retreat/Priority Setting

- would allow for further discussion regarding next steps on the Land Use Code for the newly-formed Council during their January priority-setting process

